

043.A

Map

0007

Block

0045.0

Lot

1 of 1

CARD

Condominium

ARLINGTON

APPRaised: 851,100 /

USE VALUE: 851,100 /

ASSESSED: 851,100 /

Total Card /

Total Parcel

851,100

851,100

851,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	PLACIDI MATTEO P &				
Owner 2:	VISWANATHAN AHALYA				
Owner 3:					
Street 1:	45 BEACON ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -		
Owner 2:	-		
Street 1:	98 RICHFIELD ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7368																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	851,100			851,100
Total Card	0.000	851,100			851,100
Total Parcel	0.000	851,100			851,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	384.42	/Parcel:	384.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	836,200	0	.		836,200	836,200	Year End Roll	12/18/2019
2019	102	FV	812,000	0	.		812,000	812,000	Year End Roll	1/3/2019
2018	102	FV	739,800	0	.		739,800	739,800	Year End Roll	12/20/2017
2017	102	FV	731,000	0	.		731,000	731,000	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	66623-192		1/4/2016		760,000	No	No		
DHALIWAL SURIND	65356-327		5/13/2015		766,000	No	No		Sale of 2 Family

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1183	Heat App	10,000		8/24/2015			Install one warm a
7/14/2015	937	New Buil	245,000		7/14/2015			Construct new dupl

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2016	Measured	PC	PHIL C
2/22/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

